

# PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Randall M. Hall, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 238.2 to permit a rear yard setback of 6' in lieu of the required 30', Section 238.1 to permit a front yard setback of 20' in lieu of the required 25' and Section 409.2.c(4) to allow parking 3' from the street property line in lieu of the required 8' of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

The configuration of the subject site is such that the property cannot be reasonably and practically used without the granting of this variance.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

Contract purchaser: Randall M. Hall  
Address: 10625 York Road  
Cockeysville, Maryland 21030  
Legal owner: Randall M. Hall  
Address: 10625 York Road  
Cockeysville, Maryland 21030  
Petitioner's Attorney: Herbert R. O'Connor, III  
Address: 210 Allegheny Avenue  
Towson, Maryland 21204  
Protestant's Attorney: \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this 20 day of July, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 1st day of September, 1981, at 11:30 o'clock A.M.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
SE corner of York and Warren Rds.  
8th District : OF BALTIMORE COUNTY  
RANDALL M. HALL, Petitioner : Case No. 82-81-A

## ORDER TO ENTER APPEALANCE

Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel  
John W. Hession, III  
John W. Hession, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

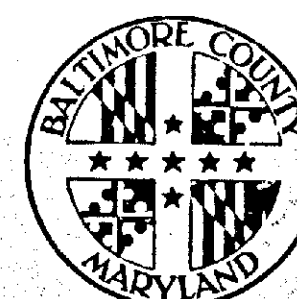
I HEREBY CERTIFY that on this 12th day of August, 1981, a copy of the foregoing Order was mailed to Herbert R. O'Connor, III, Esquire, 210 Allegheny Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III  
John W. Hession, III

## BALTIMORE COUNTY

## ZONING PLANS

## ADVISORY COMMITTEE



## PETITION AND SITE PLAN

## EVALUATION COMMENTS

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 25, 1981

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Chairman  
Nicholas B. Commodari

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Herbert R. O'Connor, III, Esquire  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: Item No. 31  
Petitioner - Randall M. Hall  
Variance Petition

Dear Mr. O'Connor:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

This currently vacant property was the subject of two previous zoning hearings (Case No. 79-6-1 and No. 81-5-1). The latter hearing was granted on September 29, 1980 and is similar to your present request. The only difference is that the proposed building is longer than originally requested. In view of the fact that the Zoning Commissioner, Mr. Hammond, felt that this was in conflict with his order, this hearing is being requested.

At the time of this writing, all comments were not submitted from the Committee. However, it was verbally indicated that these comments would stand as originally submitted.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

Enclosures  
cc: Hudkins Associates, Inc.  
200 East Joppa Road  
Towson, Md. 21204



State Highway Administration

James I. O'Donnell  
Secretary  
M. S. Calisher  
Administrator

August 24, 1981

Mr. William Hammond  
Zoning Commissioner  
County Office Bldg.  
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 8-11-81  
ITEM: #31  
Property Owner: Randall M. Hall  
Location: S/E corner York Rd. (Route 45) & Warren Rd. (Route 143)  
Existing Zoning: BR-CS-2  
Proposed Zoning: Variance to permit a rear yard setback of 6' in lieu of the required 30', to permit a front yard setback of 20' in lieu of the required 25' and to allow parking 3' from the street property line in lieu of the required 8'.  
Acres: 19,000 sq. ft.  
District: 8th

Dear Mr. Hammond:

On review of the plan of July 28, 1981, the State Highway Administration finds the plan generally acceptable.

Very truly yours,

Charles Lee, Chief  
Bureau of Engineering  
Access Permits

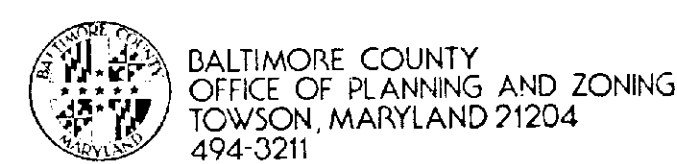
By: George Wittman  
George Wittman

CL:GW:vr

cc: Mr. J. Wimbley

My telephone number is (301) 659-1350

P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203



NORMAN E. GERGER  
DIRECTOR

August 3, 1981

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #31, Zoning Advisory Committee Meeting, August 11, 1981, are as follows:

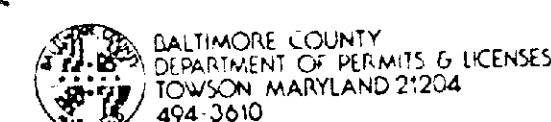
Property Owner: Randall M. Hall  
Location: SE corner York and Warren Road  
Acres: 19,000 sq. ft.  
District: 8th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

John L. Wimbley  
John L. Wimbley  
Planner III  
Current Planning and Development



TO: ALFRED JR.  
DIRECTOR

August 19, 1981

Mr. William B. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #31 Zoning Advisory Committee Meeting, August 11, 1981, are as follows:

Property Owner: Randall M. Hall  
Location: SE corner York and Warren Roads  
Existing Zoning: BR-CS-2  
Proposed Zoning: Variance to permit a rear yard setback of 6' in lieu of the required 30', to permit a front yard setback of 20' in lieu of the required 25' and to allow parking 3' from the street property line in lieu of the required 8'.  
Acres: 19,000 sq. ft.  
District: 8th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- X B. A building/ \_\_\_\_\_ must be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section A.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- E. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 211.
- X 1. Comments - See page 2

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plan Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,  
Charles E. Burnham  
Charles E. Burnham, Chief  
Plan Review

CEB:rrj

-2-

August 19, 1981

Comments on Item #31 Zoning Advisory Committee Meeting August 31, 1981.

Property Owner  
Location  
Existing Zoning  
Proposed Zoning

Randall M. Hall  
SE Corner York and Warren Roads  
BR-CS-2

Variance to permit a rear yard setback of 6' in lieu of the required 30', to permit a front yard setback of 20' in lieu of the 25' and to allow parking 3' from the street property line of the required 8'.

NOTE: Condition of acceptance

- COMMENTS:
1. If basement is used for an occupancy at any time an elevator will be required to comply to the State Handicapped Code - (See 05.01.07.06 Code of Maryland Regulations).
  2. Occupancy fire separation may be required between each occupancy of a different use Section 213 and Table 902. This could be resolved at time of permit application.
  3. Also See Section 911.0 for window and door fire protection when less than 15'-0" from an interior property line.

Charles E. Burnham  
Charles E. Burnham  
Plans Review Chief

CEB:rrj



Pursuant to the advertisement, posting of property, public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 3rd day of September, 1981, that the herein Petition for Variances to permit rear and front yard setbacks of six feet and twenty feet in lieu of the required thirty feet and twenty-five feet, respectively, and to allow parking three feet from the proposed State road right of way line in lieu of the required eight feet, for the expressed purpose of constructing a two-story building, in accordance with the site plan prepared by Hudkins Associates, Inc., dated April 8, 1981, and marked Petitioner's Exhibit 1, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Any rental of office space on the second floor shall be for general office use and not for medical or dental offices.
2. Ingress to or egress from the subject site via Warren Road shall be by way of the existing driveway adjacent to the Petitioner's east property line.
3. The basement shall be used for storage purposes.
4. Approval of the aforementioned site plan by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Development Division.

Zoning Commissioner of  
Baltimore County

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: August 5, 1981

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: August 11, 1981

RE: Item No: 24, 25, 26, 27, 28, 29, 30, 31, 32  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,  
Nick Petrovich, Assistant  
Department of Planning

WNP/bp

Baltimore County  
Department of Traffic Engineering  
TOWSON, MARYLAND 21204  
(301) 494-3550

STEPHENE COLLINS  
DIRECTOR

September 18, 1981

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

RE: Zoning Advisory Committee Meeting of August 11, 1981

The Department of Traffic Engineering has no comment for Items Number 25, 26, 27, 28, 29, 30, (31) and 32.

Michael S. Flanagan  
Traffic Engineering Associate II

MSF/rj

BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7310

PAUL H. RENCKE  
CHIEF

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Randall M. Hall

Location: SE/Corner York and Warren Roads

Item No.: 31

Zoning Agenda: Meeting of August 11, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: [Signature] Approved: [Signature]  
Planning Group: [Signature] Fire Prevention Bureau  
Special Inspection Division

/mb

BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204  
DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

September 4, 1981

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item 31, Zoning Advisory Committee Meeting of August 11, 1981, are as follows:

Property Owner: Randall M. Hall  
Location: SE/Corner York and Warren Roads  
Existing Zoning: BR-CS-2  
Proposed Zoning: Variance to permit a rear yard setback of 6' in lieu of the required 30', to permit a front yard setback of 20' in lieu of the required 25' and to allow parking 3' from the street property line in lieu of the required 8'.  
Acres: 19,000 sq. ft.  
District: 8th

Metropolitan water and sewer are available.

Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

Very truly yours,

Ian J. Forrest  
Director  
BUREAU OF ENVIRONMENTAL SERVICES

EHS:ngt

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

September 11, 1981

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

RE: Item #31 (1981-1982)  
Property Owner: Randall M. Hall  
S/E corner York and Warren Roads  
Acres: 19,000 sq. ft. District: 8th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

### General:

As stated in the comments supplied June 23, 1980 in connection with the Zoning Advisory Committee review of this property for Item 225 (1979-1980), the comments supplied for Item 214 (1977-1978), 79-6A, remain valid and applicable and are again referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 31 (1981-1982).

Very truly yours,

Robert A. Morton, P.E., Chief  
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley  
William Munchel

V-S Key Sheet  
65 NW 5 Pos. Sheet  
NW 17 B Topo  
51 Tax Map

Attachments

June 23, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

RE: Item #215 (1977-1980)  
Property Owner: Randall M. Hall  
S/W cor. York Rd. & Warren Rd.  
Existing Zoning: B.R.-C.S. 2  
Proposed Zoning: Variance to permit a rear setback of 6' in lieu of the required 30'.  
Acres: 0.435 District: 8th  
Previous Cases: 79-6-A (Item No. 214 - 1977-1978)

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

### General:

The comments supplied May 25, 1979, in connection with the Zoning Advisory Committee review of this property for Item 214 (1977-1978), 79-6-A, remain valid and applicable and are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 225 (1979-1980).

Very truly yours,

Edward M. Diver, P.E.  
Chief, Bureau of Engineering

EDM:J.F.W.

cc: J. Soeners, J. Wimbley, W. Munchel

Attachment

V-S Key Sheet  
65 NW 5 Pos. Sheet  
NW 17 B Topo  
51 Tax Map

May 25, 1978

Mr. S. Eric DiRenzo  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

RE: Item #214 (1977-1978)  
Property Owner: Randall M. Hall  
S/W cor. York Rd. & Warren Rd.  
Existing Zoning: B.R.-C.S. 2  
Proposed Zoning: Variance to permit a side setback of 6' in lieu of the required 30'.  
Acres: 0.435 District: 8th

Dear Mr. DiRenzo:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

### General:

This specific site, the First National Bank of Maryland property, and the Toyota Auto Dealership property make up an "overall" complex located at the southeast corner of Warren and York Roads for which comments have been supplied heretofore; i.e. C. E. Kimmel & Company, October 8, 1971 (E.L.D. 833-71); J. R. Williams, Inc., October 15, 1971 "Commercial Preliminary Plan - Auto Dealership" (E.L.D. 358-72); First National Bank of Maryland, May 14, 1975 (E.L.D. 423-75), and Zoning Item #200 (1974-1975) and Item #51 (1975-1976).

### Highways:

York Road (Md. 45) and Warren Road (Md. 143) are State Roads; therefore, all improvements, intersections, entrances and drainage requirements as they affect these roads come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of those of Baltimore County.

Prior comments indicate that Warren Road is proposed to be widened, relocated through this corner site, and extended westerly in the future.

The indicated existing driveway, serves the Automobile Dealership and Bank properties, and the designated to remain a required emergency point of access per E.L.D. 423-72 to this corner site, east of the overall property, for fire department and other emergency vehicles.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.



Book 6214 (1977-1978)  
Property Owner: Randall M. Hall  
Page 2  
May 25, 1973

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drainage:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

Water and Sanitary Sewers:

Public water mains exist in York and Warren Roads. Additional fire hydrant protection is required in the vicinity.

There is a public 8-inch sanitary sewer in Warren Road (Drawing #74-0319, File 1), and, an 8-inch public sanitary sewer also exists within a County 10-foot utility easement within the Warren Lodge Apartments site (Drawing #64-0733, File 1). A private sanitary sewer connection can be constructed from Manhole #4203, approximately 45 feet southeast of this site to serve this property. This service connection would necessitate a private off-site utility easement. In connection with Permit 37604/C-358-72 for "Toyota Auto Dealership", Mr. Charles C. Fenwick for Tironium Toyota, Inc., by letter May 1, 1972, indicated a willingness to grant such a private right-of-way, if and when required for connection to the County sewer system.

Very truly yours,

*William E. Hammond*  
WILLIAM E. HAMMOND, P.E.  
Chief, Bureau of Engineering

ED:DW:FW:SS

cc: R. Morton  
J. Somers  
W. Munchel

V-32 Key Sheet  
65 NW 5 Pos. Sheet  
NW 17 B Topo  
51 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond  
Zoning Commissioner  
TO: Norman E. Gerber, Director  
FROM: Office of Planning and Zoning  
SUBJECT: Petition No. 82-81-SPH Item 31

Date: August 4, 1981

Petition for Variance  
SE/corner York and Warren Roads  
Petitioner- Randall M. Hall

There are no comprehensive planning factors requiring comment on this petition.

NEG:JGH:db

*Norman E. Gerber*  
Norman E. Gerber, Director  
Office of Planning and Zoning

PETITION FOR VARIANCE

8th DISTRICT

ZONING: Petition for Variances  
LOCATION: Southeast Corner of York and Warren Roads  
DATE & TIME: Tuesday, September 1, 1981 at 1:30 P.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit a rear yard setback of 6' in lieu of the required 30'; to permit a front yard setback of 20' in lieu of the required 25' and to allow parking 3' from the street property line in lieu of the required 8'

The Zoning Regulation to be excepted as follows::

Section 238.2 - Minimum rear yard setback in a B. R. Zone  
Section 238.1 - Minimum front yard setback in a B. R. Zone  
Section 409.2.c(4) - minimum setback for parking along a street property line.

All that parcel of land in the Eighth District of Baltimore County

Being the property of Randall M. Hall, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, September 1, 1981 at 1:30 P.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

COLUMBIA OFFICE  
WALTER PARK  
Registered Surveyor  
PHONE 730-9060

TOWSON OFFICE  
HUDKINS ASSOCIATES, INC.  
Engineers, Surveyors and  
Landscape Architects  
200 EAST JOPPA ROAD  
ROOM 101, SHELL BUILDING  
TOWSON, MARYLAND 21204  
PHONE: 828-9060

BEL AIR OFFICE  
L. GERALD WOLFF  
Landscape Architect  
PHONE 838-0888

July 29, 1981

DESCRIPTION #10435 YORK ROAD:

Beginning for the same at the intersection formed by the east side of York Road with the south side of Warren Road thence binding on the said south side of Warren Road easterly 200.00 feet thence southerly 95.00 feet thence westerly 200.00 feet to intersect the said east side of York Road thence binding thereon 95.00 feet northerly to the place of beginning.

Containing 19,000 square feet of land more or less.

*Malcolm E. Hudkins*  
Malcolm E. Hudkins  
Registered Surveyor #5095

PETITION FOR VARIANCE

8th DISTRICT

ZONING: Petition for Variances  
LOCATION: Southeast Corner of York and Warren Roads  
DATE & TIME: Tuesday, September 1, 1981 at 1:30 P.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit a rear yard setback of 6' in lieu of the required 30'; to permit a front yard setback of 20' in lieu of the required 25' and to allow parking 3' from the street property line in lieu of the required 8'

The Zoning Regulation to be excepted as follows::

Section 238.2 - Minimum rear yard setback in a B. R. Zone  
Section 238.1 - Minimum front yard setback in a B. R. Zone  
Section 409.2.c(4) - minimum setback for parking along a street property line.

All that parcel of land in the Eighth District of Baltimore County

Being the property of Randall M. Hall, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, September 1, 1981 at 1:30 P.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER

August 26, 1981

Herbert R. O'Connor, III, Esquire  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: Petition for Variance  
SE/cor. of York & Warren Roads  
Randall M. Hall - Petitioner  
Case #82-81-A

Dear Mr. O'Connor:

This is to advise you that \$55.25 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,  
*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

WEH:klr

Herbert R. O'Connor, III, Esquire  
210 Allegheny Avenue  
Towson, Maryland 21204

August 6, 1981

NOTICE OF HEARING

RE: Petition for Variance  
SE/cor. of York and Warren Roads  
Randall M. Hall - Petitioner  
Case #82-81-A

TIME: 1:30 P.M.

DATE: Tuesday, September 1, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,  
TOWSON, MARYLAND

*William E. Hammond*  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY

COLUMBIA OFFICE  
WALTER PARK  
Registered Surveyor  
PHONE 730-9060

TOWSON OFFICE  
HUDKINS ASSOCIATES, INC.  
Engineers, Surveyors and  
Landscape Architects  
200 EAST JOPPA ROAD  
ROOM 101, SHELL BUILDING  
TOWSON, MARYLAND 21204  
PHONE: 828-9060

BEL AIR OFFICE  
L. GERALD WOLFF  
Landscape Architect  
PHONE 838-0888

July 29, 1981

DESCRIPTION #10435 YORK ROAD:

Beginning for the same at the intersection formed by the east side of York Road with the south side of Warren Road thence binding on the said south side of Warren Road easterly 200.00 feet thence southerly 95.00 feet thence westerly 200.00 feet to intersect the said east side of York Road thence binding thereon 95.00 feet northerly to the place of beginning.

Containing 19,000 square feet of land more or less.

*Malcolm E. Hudkins*  
Malcolm E. Hudkins  
Registered Surveyor #5095



Mr. William E. Hammond  
Zoning Commissioner  
Room 109, County Office Building  
Towson, Maryland 21204

RE: Case No.  
Building Permit Application  
No.  
Election District

Dear Mr. Hammond:

We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the construction of improvements on the property prior to the expiration of said appeal period.

We hereby relieve our builder, Baltimore County Maryland and you from any liability or responsibility in this matter and agree to assume any and all financial responsibility for any consequences which might arise during the appeal period if an appeal is filed after construction has begun.

Very truly yours,

*Randall M. Hall*

OK  
WEH/mc  
9/29/81

Herbert R. O'Connor, III, Esquire  
210 Allegheny Avenue  
Towson, Md. 21204

cc: Hudkins Associates, Inc.  
200 East Joppa Road  
Room 101, Shell Bldg.  
Towson, Md. 21204

#### BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 30th day of July, 1981.

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner Randall M. Hall

Petitioner's Attorney Herbert R. O'Connor, III, Esq.

Reviewed by *Nicholas B. Commocari*  
Nicholas B. Commocari  
Chairman, Zoning Plans  
Advisory Committee

#### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 8 Date of Posting 8/14/81  
Posted for: Relocation of York Road  
Petitioner: Randall M. Hall  
Location of property: S.E. corner of York Rd. and Warren  
Location of Signs: faucy intersection of York and Warren  
Remarks: Sharon L. Leman  
Posted by: Sharon L. Leman Date of return: 8/21/81

#### PETITION FOR VARIANCE

AS DISTRICT  
ZONING: Petition for  
Variances

LOCATION: Southeast  
corner of York and Warren  
Roads

DATE & TIME: Tues-  
day, September 1, 1981, at  
1:30 P.M.

PUBLIC HEARING:  
Room 106, County Office  
Building, 111 W. Chesapeake  
Avenue, Towson, Maryland

The Zoning Commission-  
ers of Baltimore County,  
by authority of the  
Zoning Act and Regula-  
tions of Baltimore County,  
will hold a public hearing  
on the following:

Petition for Variance to  
permit a rear yard setback  
of 6' in lieu of the required  
30'; to permit a front yard  
setback of 20' in lieu of the  
required 22'; in lieu of the  
setback of 20' to allow  
parking 3' from the street  
property line in lieu of the  
required 8'.

The Zoning Regulation  
to be exempted as follows:  
Section 238.2 - Minimum  
rear yard setback in a B.R.  
Zone.

Section 238.1 - Minimum  
front yard setback in a  
B.R. Zone.

Section 409.2(c) - Mini-  
mum setback for parking  
along a street property  
line.

All that parcel of land in  
the Eighth District of Bal-  
timore County

Description No. 10435  
York Road, Beginning for  
the same at the intersec-  
tion formed by the east  
side of York Road with the  
south side of Warren Road  
thence binding on the said  
south side of Warren Road  
easterly 300.00 feet thence  
southerly 85.00 feet thence  
westerly 200.00 feet to in-  
tersect the said east side of  
York Road thence binding  
thereon 95.00 feet northerly  
to the place of begin-  
ning.

Containing 18,000  
square feet of land more or  
less.

Being the property of  
Randall M. Hall, as shown  
on plat plan filed with the  
Zoning Department.

Hearing Date: Tuesday,  
September 1, 1981, at 1:30  
P.M.

Public Hearing: Room 106, County  
Office Building, 111 W. Chesapeake  
Avenue, Towson, Maryland

By Order of  
WILLIAM E. HAMMOND,  
Zoning Commissioner  
of Baltimore County

BY ORDER OF:  
William E. Hammond  
Zoning Commissioner  
of Baltimore County

27.5'

#### The Times

Middle River, Md. 19

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed

and published in Baltimore County, once in each

of successive

weeks before the 12th day of

September, 1981.

Publisher.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 100427

DATE 8/4/81 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM R. M. Hall

FOR Filing Fee for Case #82-81-A

323450 5

250

VALIDATION OR SIGNATURE OF CASHIER

#### Maryland Department of Transportation State Highway Administration

James J. O'Donnell  
Secretary  
M. S. Caltrider  
Administrator

August 24, 1981

Mr. William Hammond  
Zoning Commissioner  
County Office Bldg.  
Towson, Md. 21204

Re: ZAC Meeting of 8-11-81  
ITEM: #31  
Property Owner: Randall  
M. Hall  
Location: S/E corner  
York Rd. (Route 45) &  
Warren Rd. (Route 143)  
Existing Zoning: BR-CS-2  
Proposed Zoning: Variance  
to permit a rear yard set-  
back of 6' in lieu of the  
required 30', to permit  
a front yard setback of  
20' in lieu of the required  
25', and to allow parking 3'  
from the street property  
line in lieu of the required  
8'.  
Acres: 19,000 sq. ft.  
District: 8th

Attention: Mr. N. Commocari

Dear Mr. Hammond:

On review of the plan of July 28, 1981, the State Highway  
Administration finds the plan generally acceptable.

Very truly yours,

Charles Lee, Chief  
Bureau of Engineering  
Access Permits

*George Wittman*  
By: George Wittman

CL:GWivrd

cc: Mr. J. Wimbley

My telephone number is (301) 659-1350

P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203

#### CERTIFICATE OF PUBLICATION

TOWSON, MD. August 13, 1981

THIS IS TO CERTIFY, that the annexed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper printed  
and published in Towson, Baltimore County, Md., on the  
1st day of September, 1981, the first publication  
appearing on the 13th day of August  
1981.

*B. Leank Smith*  
THE JEFFERSONIAN  
Manager.

Cost of Advertisement, \$ 25

#### PETITION FOR VARIANCE

AS DISTRICT

ZONING: Petition for Variance  
LOCATION: Southeast Corner of  
York and Warren Roads

DATE & TIME: Tuesday, Septem-  
ber 1, 1981 at 1:30 P.M.

PUBLIC HEARING: Room 106,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson,  
Maryland

The Zoning Commission-  
ers of Baltimore County,  
by authority of the  
Zoning Act and Regulations of Bal-  
timore County, will hold a public  
hearing on the following:

Petition for Variance to permit a  
rear yard setback of 6' in lieu of  
the required 30'; to permit a front  
yard setback of 20' in lieu of the re-  
quired 25' and to allow parking 3'  
from the street property line in lieu  
of the required 8'.

The Zoning Regulation to be ex-  
empted as follows:

Section 238.2 - Minimum rear yard  
setback in a B.R. Zone

Section 238.1 - Minimum front yard  
setback in a B.R. Zone

Section 409.2(c) - minimum setback  
for parking along a street property  
line.

All that parcel of land in the  
Eighth District of Baltimore County

Description No. 10435  
York Road, Beginning for the same  
at the intersection formed by the  
east side of York Road with the  
south side of Warren Road thence  
binding on the said south side of  
Warren Road easterly 300.00 feet  
thence southerly 85.00 feet thence  
westerly 200.00 feet to intersect  
the said east side of York Road  
thence binding thereon 95.00 feet  
northerly to the place of begin-  
ning.

Containing 18,000 square feet  
of land more or less.

Being the property of Randall M.  
Hall, as shown on plat plan filed  
with the Zoning Department.

Hearing Date: Tuesday, Septem-  
ber 1, 1981 at 1:30 P.M.

Public Hearing: Room 106, County  
Office Building, 111 W. Chesapeake  
Avenue, Towson, Maryland

By Order of  
WILLIAM E. HAMMOND,  
Zoning Commissioner  
of Baltimore County

BY ORDER OF:  
William E. Hammond  
Zoning Commissioner  
of Baltimore County

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 100475

DATE 9/1/81 ACCOUNT 01-662

AMOUNT \$55.25

RECEIVED FROM Randall Hall

FOR Posting & Advertising of Case #82-81-A

323450 5

5525

VALIDATION OR SIGNATURE OF CASHIER

September 3, 1981

Herbert R. O'Connor, III, Esquire  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: Petition for Variances  
SE/corner of York and Warren  
Roads - 8th Election District  
Randall M. Hall - Petitioner  
NO. 82-81-A (Item No. 31)

Dear Mr. O'Connor:

I have this date passed my Order in the above referenced matter in ac-  
cordance with the attached.

Very truly yours,

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hessian, III, Esquire  
People's Counsel

#### PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: *MPA*

Revised Plans:  
Change in outline or description Yes

Previous case: —

Map # —

#### BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 30 day of July, 1981.  
Filing Fee \$ 25 Received: — Check —

Cash

Other

Petitioner R. Hall

Submitted by *N.O. Connor*  
William E. Hammond, Zoning Commissioner

Petitioner's Attorney N.O. Connor

Reviewed by *MPA*

\*This is not to be interpreted as acceptance of the Petition for assignment of a  
hearing date.

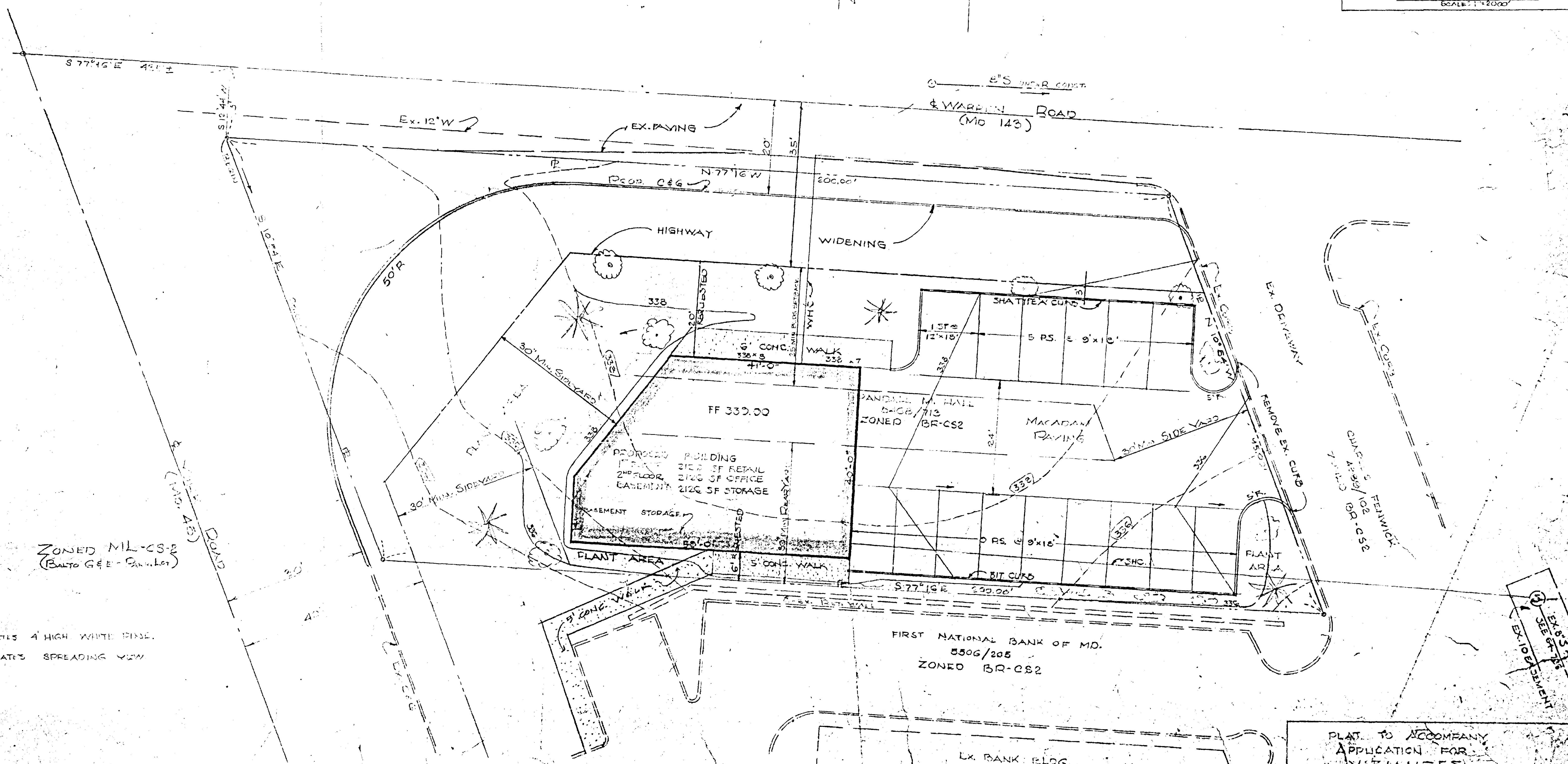
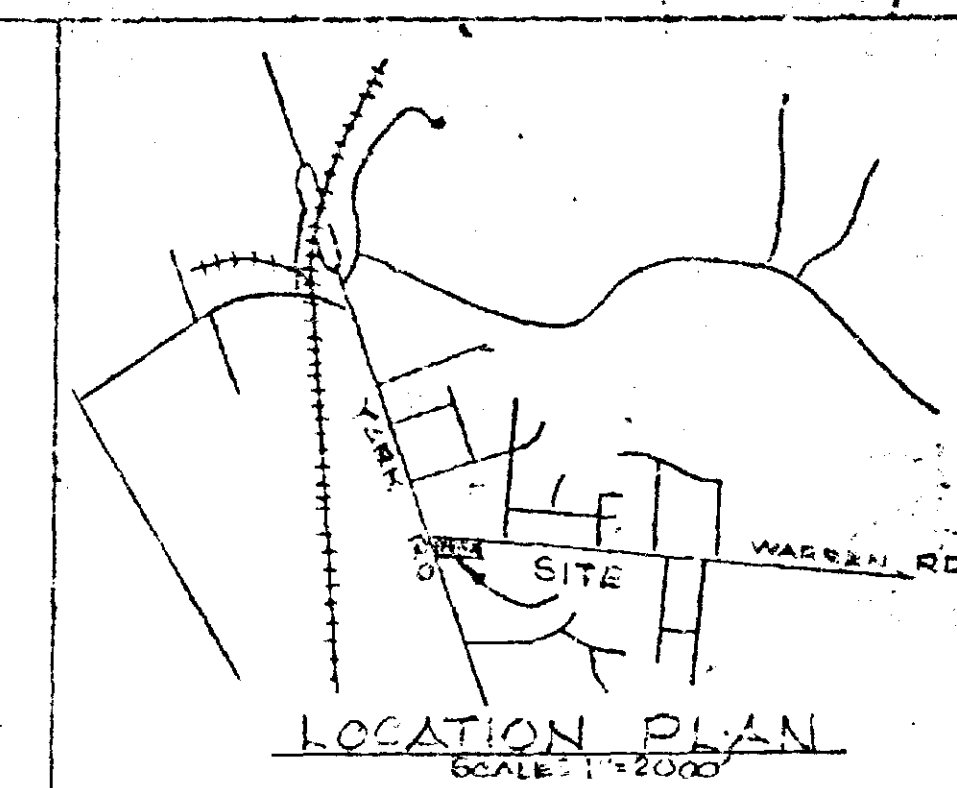


Zone BR

USE: COMMERCIAL

Zone BR

USE: OFFICE, UNDER CONST.



Zone ML-CS-2  
(BALTO G.E.E. - G.W. LOT)

\* INDICATES 4' HIGH WHITE FENCE.  
\* INDICATES SPREADING VIEW

SITE AREA = 10,668 SF  
BLDG. AREA = 3,712 SF  
FLOOR AREA RATIO = 0.37  
ALLOW. FLOOR AREA RATIO = 0.30

**PARKING REQUIREMENTS**  
1<sup>ST</sup> FLOOR - RETAIL 212G + 200 = 106 RS.  
2<sup>ND</sup> FLOOR - OFFICES 212G + 500 = 43 RS.  
BASEMENT STORAGE 212G + 0 = 0 RS.  
TOTAL 15 RS. REQUIRED  
15 RS. PROVIDED

FIRST NATIONAL BANK OF MD.  
550G/205  
Zone BR-CS2

EX. BANK BLDG

PLAN TO ACCOMPANY  
APPLICATION FOR  
VARIANCES  
10435 YORK ROAD  
ELECT. DIST. NO. 8  
SCALE: 1"=10'  
BALTO. CO. MD.  
7-27-81  
JLH

OWNER:  
RANDALL M. HALL  
10501 YORK ROAD  
COCKEYSVILLE, MD 21030

RODINS ASSOCIATES, INC.  
2510 EAST JEFFERSON ROAD  
FROM 401 SHELL BUILDING  
TOWSON, MARYLAND 21204



PREVIOUS CASE: 78-G-4  
ITEM: 211

5747



USE : COMMERCIAL

USE: OFFICE ORDER CONTROL

